



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435

PROJECT NUMBER R2008-01089-(4)
CONDITIONAL USE PERMIT NUMBER 200900118

PUBLIC HEARING DATE
 5/16/2012

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT Phisit Bunyaprayun	OWNER Pacific Castle Colima L.P	REPRESENTATIVE N/A
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PROJECT DESCRIPTION
 The applicant, Phisit Bunyaprayun, is requesting a Conditional Use Permit (CUP) for the continued sale of beer and wine for on-site consumption (Type 41 License) at an existing restaurant in the C-2-BE (Neighborhood Commercial-Billboard Exclusion) Zone within the Hacienda Heights Zoned District within the unincorporated community of Hacienda Heights. The occupancy load of the restaurant was determined to be 51 by the Department of Public Works. A maximum of six employees work in two shifts from 11 a.m. to 10 p.m., seven days a week.

REQUIRED ENTITLEMENTS
A CUP is requested to authorize the sale of beer and wine for on-site consumption at an existing restaurant in the C-2-BE (Neighborhood Commercial-Billboard Exclusion) Zone within the Hacienda Heights Zoned District, pursuant to Sections 22.56.195 and 22.32.070 of the Los Angeles County Code.

LOCATION/ADDRESS
 1675 S. Azusa Avenue, Hacienda Heights

SITE DESCRIPTION
 The site plan depicts a multi-tenant commercial center with six building on a 12.8 acre lot. The subject restaurant is located within a 1,680 square foot tenant space in a one-story 81,349 square foot building on the western portion of the property. There are 703 on-site parking spaces and access is from multiple paved driveways along Colima Road, Azusa Avenue and Pepper Brook Way.

ACCESS Colima Road and S. Azusa Avenue	ZONED DISTRICT Hacienda Heights
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ASSESSORS PARCEL NUMBER 8209020023	COMMUNITY Hacienda Heights
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SIZE 12.8 Acres	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Commercial Center	C-2-BE (Neighborhood Commercial-Billboard Exclusion) Zone
North	Single Family Residential	R-A (Residential Agriculture) Zone
East	Commercial retail and restaurants	City of Industry
South	Commercial retail and offices	C-2 (Neighborhood Commercial) Zone
West	Single Family residential	IT (Institutional) and R-A (Residential Agriculture) Zone

GENERAL PLAN/COMMUNITY PLAN CG-General Commercial	LAND USE DESIGNATION Hacienda Heights Community Plan	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Diane Aranda		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor